





House (EPC Rating: C)

FLAT 2, 13 ARGYLL CLOSE, LONDON, SW9 9QL

Per month

£2,800 Per

patch PROPERTY

2 2 1 C

2 Bedroom House located in London

A spacious and well-presented two-bedroom, two-bathroom ground floor apartment extending to approximately 823 sq ft, with a particularly generous private rear garden.

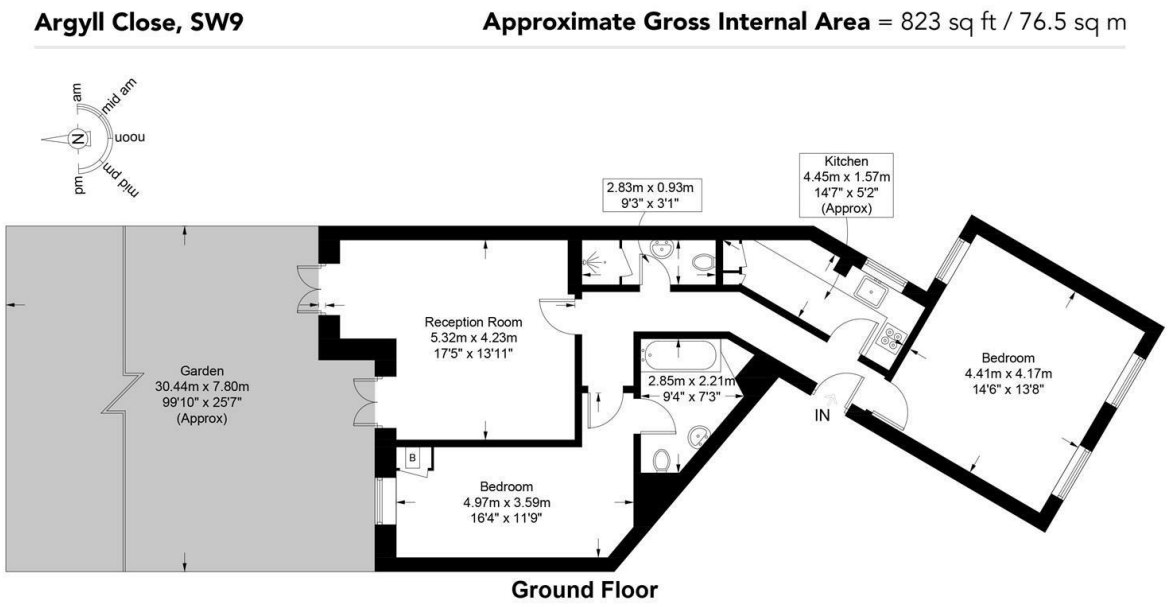
The property offers two excellent double bedrooms, including a principal bedroom with en-suite, together with a further shower room. There is a large separate reception room with direct access onto the garden, providing plenty of space for both living and dining, as well as a separate modern fitted kitchen.

One of the standout features of the property is the substantial private rear garden, with both patio and lawned areas and direct access from the reception room.

The apartment also benefits from wood flooring throughout much of the accommodation, modern bathrooms and good storage.

Located on Argyll Close, SW9, the property is well positioned for access to Stockwell, Brixton and the surrounding area, with a wide range of transport links, shops, bars and restaurants within easy reach.

Please note: Building works are currently taking place at the property, including scaffolding around the building. A temporary monthly goodwill payment will be offered for the period that the scaffolding remains in place, with full details provided prior to any offer being submitted.



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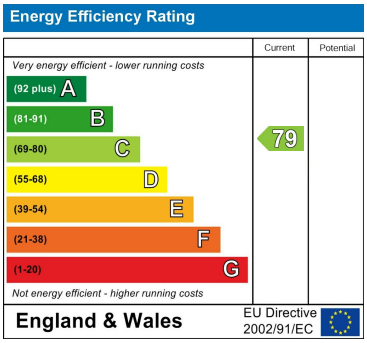
This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

RICS Certified Property Measurer

Council Tax Band

D

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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